

#55

ORDINANCE NO. _____

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AN ORDINANCE AMENDING ORDINANCE NO. 890202-B FOR THE PROJECT KNOWN AS DAVENPORT RANCH WEST PLANNED UNIT DEVELOPMENT LOCATED AT 800 NORTH CAPITAL OF TEXAS HIGHWAY FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Davenport Ranch West Planned Unit Development (the "Davenport PUD") is comprised of approximately 444.31 acres of land. This ordinance amends 16.82 acres of land located generally at 800 North Capital of Texas Highway and more particularly described as follows:

Lot 1, Block A, Rob Roy 360 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200100089 of the Official Public Records of Travis County, Texas (the "Property"),

PART 2. Davenport Ranch West PUD was approved on February 2, 1989, under Ordinance No. 890202-B (the "Original Ordinance"), and amended under Ordinance Nos. 010719-115, 010719-28, 021205-17, 20050825-040, and 20070322-059.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-88-0001.10, on file at the Planning and Development Review Department and locally known as 800 North Capital of Texas Highway, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 4. This ordinance amends the Land Use Plan, attached as Exhibits "B"- "D", to change the following:

Exhibit "B", Sheet 1 of the Land Use Plan

- a. The Overall Summary by General Land Use table is changed from office use to office use-mixed use and adjust the acreages for each use.
- b. The Land Use Summary Table – Section 1 is changed from office use to office use-mixed use and change a lot designation.

1
2
3 Exhibit "C", Sheet 2 of the Land Use Plan

- 4 c. Ordinance Compliance Note #1 is changed to read "Single family residential
5 areas are limited to a density of one unit per two acres of gross site area, with
6 minimum one acre lots".
7 d. F.A.R. and Parking Summary Table is changed to reflect Lot A-1 as either an
8 office project or a multifamily project.
9 e. Change the diagram for Lot A-1 from limited office (LO) district zoning to
10 limited office-mixed use (LO-MU) combining district zoning.
11

12 Exhibit "D", Sheet 3 of the Land Use Plan

- 13 f. Increase impervious cover on Lot A-1 from 3.16 acres to 3.5 acres for a
14 multifamily project.
15 g. Change Impervious Cover Summary table to reflect the proposed impervious
16 cover and account for a new building configuration and parking layout for a
17 multifamily project.
18 h. Change Comprehensive Watershed Ordinance table to increase impervious
19 cover from 3.16 acres to 3.5 acres for a multifamily project.
20 i. Delete the office project diagram.
21 j. Add a note that height, as defined by City Code, of Lot A-1 is 35 feet.
22 k. Delete the note that reads: "Due to the pitch of the roof design and height
23 limitations the square footage of the third story of this building will be reduced
24 by approximately 50% from the first two stories".
25 l. Development of Lot A-1 shall not exceed 225 residential units.
26 m. Floor-to-area ratio shall not apply to a residential development.
27 n. The following uses are permitted uses in a mixed use development:
28 Commercial uses that are permitted in the limited office (LO) base district;
29 Civic uses that are permitted in the limited office (LO) base district;
30 Townhouse residential;
31 Multifamily residential;
32 Single-family residential;
33 Single-family attached residential;
34 Small lot single-family residential;
35 Two-family residential;
36 Condominium residential;
37 Duplex residential;
38 Group residential; and,
39 Short term rental

1 **PART 5.** The following shall apply to the PUD.

- 2
- 3 a. Development of the Property shall comply with City Code Section 25-8
- 4 (*Environment*) as amended from time to time, excluding Article 1, Division 4
- 5 (*Impervious Cover Determinations*).
- 6
- 7 b. Five percent of the dwelling units on the Property for rent or sale shall be
- 8 reserved for persons whose household income is at or below 60 percent of the
- 9 median family income in the Austin statistical metropolitan area. The units will
- 10 remain affordable for 40 years from the date of the certificate of occupancy for
- 11 rental units and 99 years from the date of the certificate of occupancy for sale
- 12 units.

13
14 The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 890202-B.
15 Except as otherwise specifically provided in Ordinance No. 890202-B, as amended, all
16 other rules, regulations and ordinances of the City apply to the PUD.

17
18 **PART 6.** This ordinance takes effect on _____, 2014.

19
20
21 **PASSED AND APPROVED**

22 _____, 2014 § _____

23 _____, 2014 § _____

24 _____, 2014 § _____

25 _____, 2014 § _____

26 _____, 2014 § _____

27 _____, 2014 § _____

28 _____, 2014 § _____

29 _____, 2014 § _____

30 _____, 2014 § _____

31 _____, 2014 § _____

32 _____, 2014 § _____

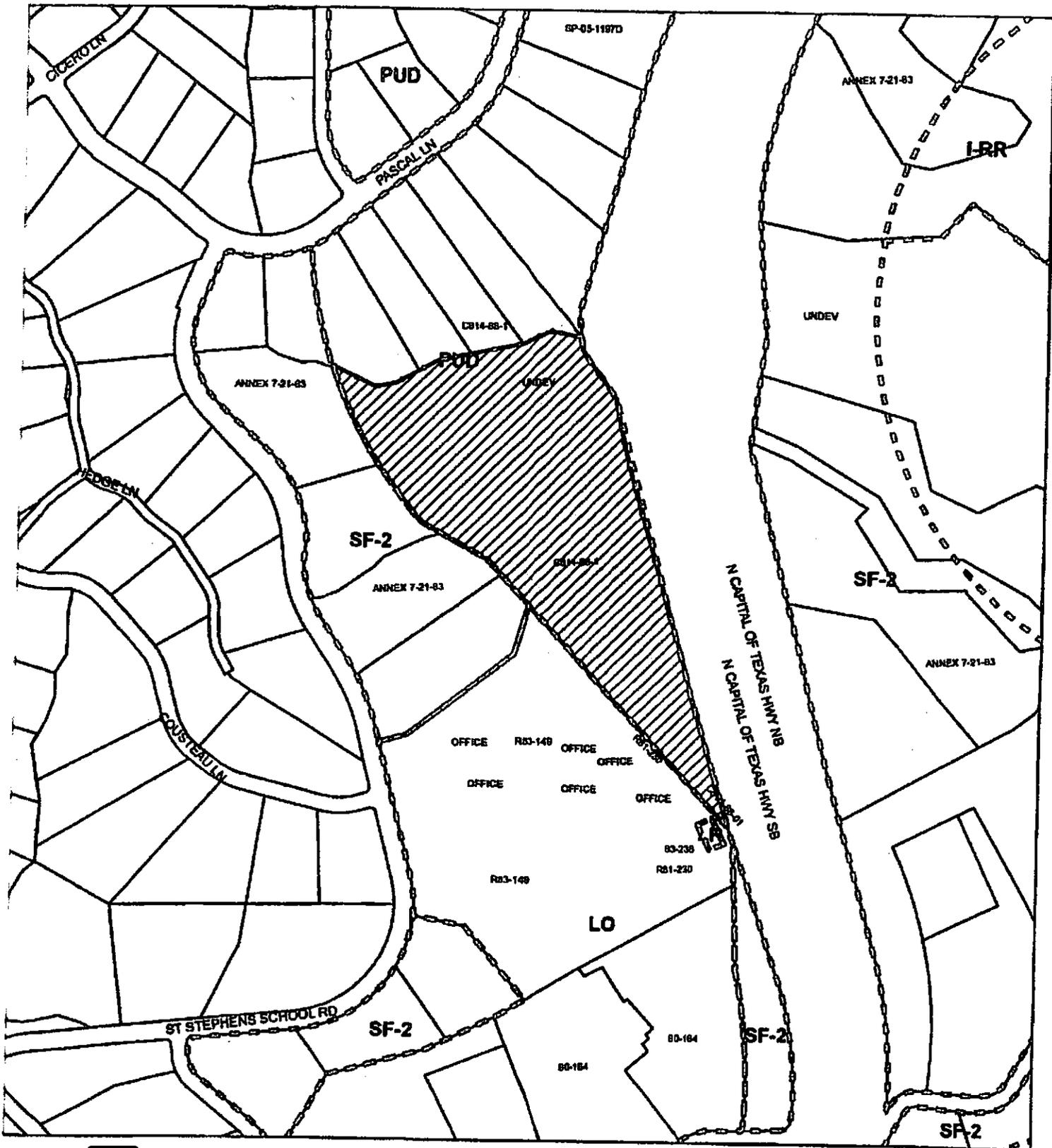
33 _____, 2014 § _____

Lee Leffingwell
Mayor

30 **APPROVED:** _____ **ATTEST:** _____

31 Karen M. Kennard Jannette S. Goodall

32 City Attorney City Clerk



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE
C814-88-0001.10



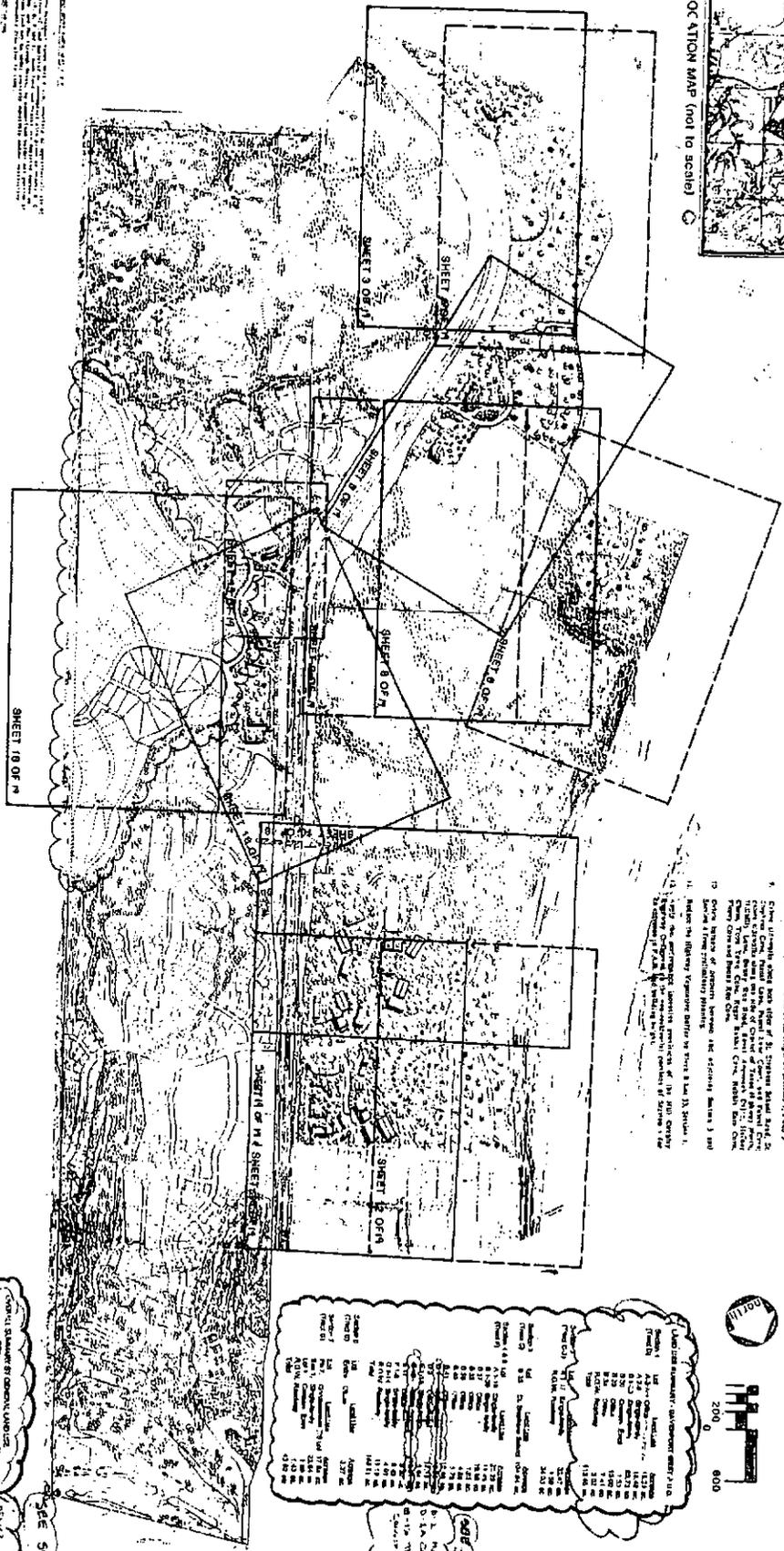
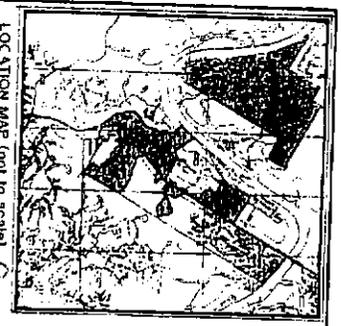
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic by the City of Austin regarding specific accuracy or completeness.

1" = 400'

Exhibit A

REDUCTION OF SHEET 1



NOTES:
 1. ALL DISTANCES ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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 8. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO BE MEASURED FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

NOTE:
 SHEET 2, 7, 11, AND 14 OF 18
 ARE COVER / CALCULATION SHEETS.

1. THE DISTANCES, DIRECTIONS, BEARINGS AND POINTS ARE AS SHOWN AND APPROVED AND THIS PROJECT IS THE PROPERTY OF LANDCORP INC. ALL RIGHTS RESERVED.
2. THE DISTANCES, DIRECTIONS, BEARINGS AND POINTS ARE AS SHOWN AND APPROVED AND THIS PROJECT IS THE PROPERTY OF LANDCORP INC. ALL RIGHTS RESERVED.
3. THE DISTANCES, DIRECTIONS, BEARINGS AND POINTS ARE AS SHOWN AND APPROVED AND THIS PROJECT IS THE PROPERTY OF LANDCORP INC. ALL RIGHTS RESERVED.
4. THE DISTANCES, DIRECTIONS, BEARINGS AND POINTS ARE AS SHOWN AND APPROVED AND THIS PROJECT IS THE PROPERTY OF LANDCORP INC. ALL RIGHTS RESERVED.
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10. THE DISTANCES, DIRECTIONS, BEARINGS AND POINTS ARE AS SHOWN AND APPROVED AND THIS PROJECT IS THE PROPERTY OF LANDCORP INC. ALL RIGHTS RESERVED.

PROJECT OWNER:
WESTVIEW DEVELOPMENT INC.
 5000 Plaza On The Lake, Suite 275 Austin, Texas 78741
 (512) 335-2200
 www.westviewdevelopment.com

PREPARED BY:
BURKS
 1000 West 14th Street
 Austin, Texas 78701
 (512) 476-1100
 www.burks.com

Area	Acres	Area	Acres
Area 1	1.12	Area 10	1.12
Area 2	1.12	Area 11	1.12
Area 3	1.12	Area 12	1.12
Area 4	1.12	Area 13	1.12
Area 5	1.12	Area 14	1.12
Area 6	1.12	Area 15	1.12
Area 7	1.12	Area 16	1.12
Area 8	1.12	Area 17	1.12
Area 9	1.12	Area 18	1.12
Area 19	1.12	Area 19	1.12



LAND STRATEGIES INC.
 11111 West Loop West, Suite 1000, Dallas, Texas 75241
 (214) 343-1111

DAVENPORT RANCH WEST P.U.D.
MASTER INDEX P.U.D. SITE PLANS MAP

CANYON ENGINEERING INCORPORATED
 1000 Westlake North Drive, Building 5-A
 Austin, Texas 78740
 (512) 227-4022

LANDCORP
 1600 West Avenue • Austin, Texas 78701 • 512/497-0000

SHEET OF 100

TRACT D - SECTION 1 / TRACT C-3 - SECTION 2 INFORMATION

OVERALL ORDINANCE INFORMATION

MINIMUM REQUIREMENTS FOR ZONING AND SUBDIVISION

Item	TR-1	TR-2	TR-3	TR-4	TR-5
Min. Lot Area	10,000 sq. ft.				
Min. Lot Width	30 ft.				
Min. Front Setback	5 ft.				
Min. Side Setback	5 ft.				
Min. Rear Setback	5 ft.				
Min. Front Yards	10%	10%	10%	10%	10%
Min. Side Yards	5%	5%	5%	5%	5%
Min. Rear Yards	5%	5%	5%	5%	5%
Min. Front Height	10 ft.				
Min. Side Height	10 ft.				
Min. Rear Height	10 ft.				

TYPICAL NOTES

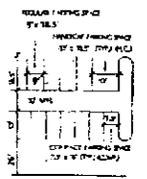
1. All lots shall be developed in accordance with the zoning ordinance...
2. The minimum lot area shall be 10,000 square feet...
3. The minimum lot width shall be 30 feet...
4. The minimum front setback shall be 5 feet...
5. The minimum side setback shall be 5 feet...
6. The minimum rear setback shall be 5 feet...
7. The minimum front yard shall be 10% of the lot area...
8. The minimum side yard shall be 5% of the lot area...
9. The minimum rear yard shall be 5% of the lot area...
10. The minimum front height shall be 10 feet...
11. The minimum side height shall be 10 feet...
12. The minimum rear height shall be 10 feet...
13. The minimum front fence shall be 4 feet high...
14. The minimum side fence shall be 4 feet high...
15. The minimum rear fence shall be 4 feet high...
16. The minimum front fence shall be 4 feet high...
17. The minimum side fence shall be 4 feet high...
18. The minimum rear fence shall be 4 feet high...
19. The minimum front fence shall be 4 feet high...
20. The minimum side fence shall be 4 feet high...
21. The minimum rear fence shall be 4 feet high...
22. The minimum front fence shall be 4 feet high...
23. The minimum side fence shall be 4 feet high...
24. The minimum rear fence shall be 4 feet high...
25. The minimum front fence shall be 4 feet high...
26. The minimum side fence shall be 4 feet high...
27. The minimum rear fence shall be 4 feet high...
28. The minimum front fence shall be 4 feet high...
29. The minimum side fence shall be 4 feet high...
30. The minimum rear fence shall be 4 feet high...

IMPERVIOUS COVER TRANSFERS

FOR 1.0 A.C. (BASED ON 1.0 A.C.)

Lot Area	Impervious Cover	Transferable
10,000 sq. ft.	1,000 sq. ft.	1,000 sq. ft.
20,000 sq. ft.	2,000 sq. ft.	2,000 sq. ft.
30,000 sq. ft.	3,000 sq. ft.	3,000 sq. ft.
40,000 sq. ft.	4,000 sq. ft.	4,000 sq. ft.
50,000 sq. ft.	5,000 sq. ft.	5,000 sq. ft.
60,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.
70,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
80,000 sq. ft.	8,000 sq. ft.	8,000 sq. ft.
90,000 sq. ft.	9,000 sq. ft.	9,000 sq. ft.
100,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.

TYPICAL PARKING BAY



SECTION 1 FIELD NOTES

1. The site is located in the City of Austin, Texas...
2. The site is bounded by Loop 802 to the north...
3. The site is bounded by Loop 802 to the south...
4. The site is bounded by Loop 802 to the east...
5. The site is bounded by Loop 802 to the west...
6. The site is bounded by Loop 802 to the north...
7. The site is bounded by Loop 802 to the south...
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19. The site is bounded by Loop 802 to the south...
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28. The site is bounded by Loop 802 to the east...
29. The site is bounded by Loop 802 to the west...
30. The site is bounded by Loop 802 to the north...

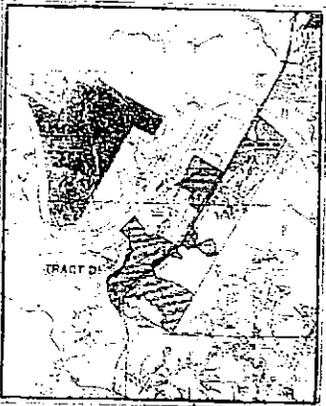
APPROVAL BOX

APPROVAL BOX

DATE: MARCH 21, 1988
 REVISED: JULY 1, 1988
 SEPTEMBER 22, 1988

TYPICAL NOTES (cont.)

1. The site is located in the City of Austin, Texas...
2. The site is bounded by Loop 802 to the north...
3. The site is bounded by Loop 802 to the south...
4. The site is bounded by Loop 802 to the east...
5. The site is bounded by Loop 802 to the west...
6. The site is bounded by Loop 802 to the north...
7. The site is bounded by Loop 802 to the south...
8. The site is bounded by Loop 802 to the east...
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26. The site is bounded by Loop 802 to the north...
27. The site is bounded by Loop 802 to the south...
28. The site is bounded by Loop 802 to the east...
29. The site is bounded by Loop 802 to the west...
30. The site is bounded by Loop 802 to the north...



Location Map (n.t.s.)

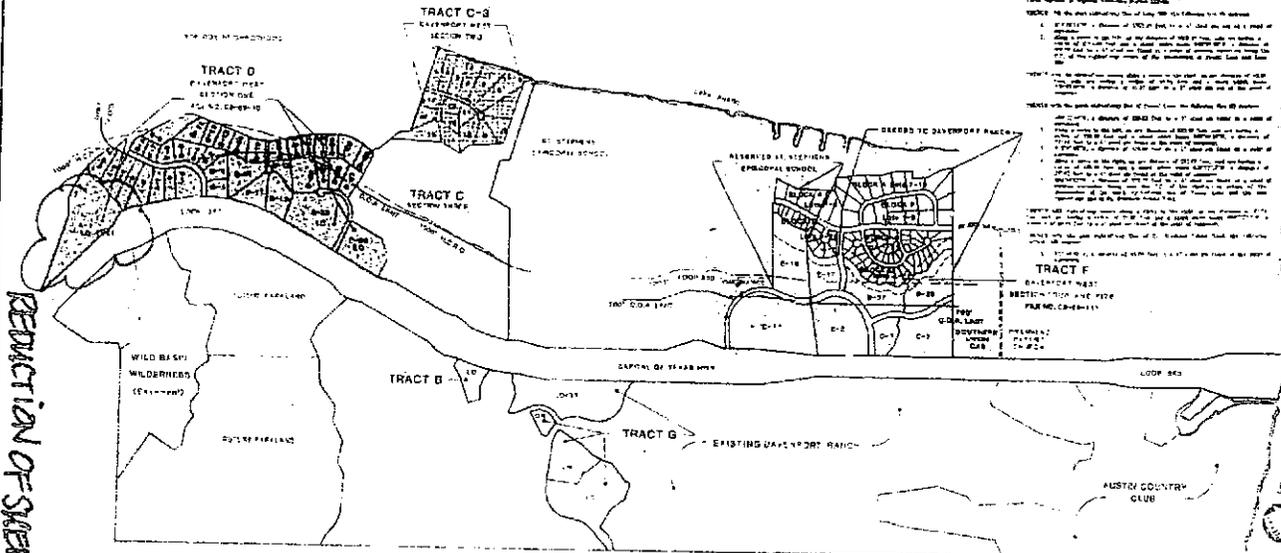
CONTROLLING ORDINANCES

CONTROLLING ORDINANCES

City of Austin, Texas
 Chapter 21C, Subchapter C, Section 21C.04
 Chapter 21C, Subchapter C, Section 21C.05
 Chapter 21C, Subchapter C, Section 21C.06
 Chapter 21C, Subchapter C, Section 21C.07
 Chapter 21C, Subchapter C, Section 21C.08
 Chapter 21C, Subchapter C, Section 21C.09
 Chapter 21C, Subchapter C, Section 21C.10
 Chapter 21C, Subchapter C, Section 21C.11
 Chapter 21C, Subchapter C, Section 21C.12
 Chapter 21C, Subchapter C, Section 21C.13
 Chapter 21C, Subchapter C, Section 21C.14
 Chapter 21C, Subchapter C, Section 21C.15
 Chapter 21C, Subchapter C, Section 21C.16
 Chapter 21C, Subchapter C, Section 21C.17
 Chapter 21C, Subchapter C, Section 21C.18
 Chapter 21C, Subchapter C, Section 21C.19
 Chapter 21C, Subchapter C, Section 21C.20

P.A.R. & PARKING SUMMARY

Lot No.	Area	Capacity	Notes
1	10,000 sq. ft.	10	
2	20,000 sq. ft.	20	
3	30,000 sq. ft.	30	
4	40,000 sq. ft.	40	
5	50,000 sq. ft.	50	
6	60,000 sq. ft.	60	
7	70,000 sq. ft.	70	
8	80,000 sq. ft.	80	
9	90,000 sq. ft.	90	
10	100,000 sq. ft.	100	



MASTER INDEX & SURROUNDING LAND USE MAP (Scale: 1" = 800')



PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
 5000 Plaza On The Lake, Suite 275 Austin, Texas 78746



DAVENPORT RANCH WEST
 PLANNED UNIT DEVELOPMENT
 TRACT D & TRACT C-3 SECTION 1 & 2

REDUCTION OF SHEET 2

REDUCTION OF SHEETS

NOTE:
WASTEWATER WILL BE PROVIDED BY ON SITE SEWER

ORDINANCE CALCULATIONS

Area	Area (sq. ft.)								
Block A	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Lot 1	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Block B	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Block C	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Block D	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Block E	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Block F	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000
Block G	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Block H	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
Block I	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Block J	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000	550,000
Block K	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000
Block L	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000
Block M	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000	700,000
Block N	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Block O	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000
Block P	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000	850,000
Block Q	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000
Block R	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000
Block S	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

**CONCEPTUAL
SITE PLAN**

Scale: 1" = 100'
 Contour datum: City standard
 DATE: MARCH 21, 1988
 REVISED: JULY 1, 1988
 SEPTEMBER 22, 1988

Davenport Ranch

PROJECT OWNER: WESTVIEW DEVELOPMENT INC.
 5000 Plaza On The Lake, Suite 275 Austin, Texas 78745

DAVENPORT WEST P.U.D.
 LOT A-1 TRACT D
 SECTION 1

CEI CANYON ENGINEERING INCORPORATED
 1000 WESTLAKE HIGH DRIVE BUILDING 5-A
 AUSTIN, TEXAS 78745 (512) 327-4027

LANDCORP
 1602 WEST AVENUE • AUSTIN, TEXAS 78701 • 512/474-0100

ORDINANCE CALCULATION SUMMARY

Item	Value	Value	Value	Value
Area	100,000	100,000	100,000	100,000
Volume	100,000	100,000	100,000	100,000
Weight	100,000	100,000	100,000	100,000
Length	100,000	100,000	100,000	100,000
Width	100,000	100,000	100,000	100,000
Height	100,000	100,000	100,000	100,000
Depth	100,000	100,000	100,000	100,000
Temperature	100,000	100,000	100,000	100,000
Pressure	100,000	100,000	100,000	100,000
Force	100,000	100,000	100,000	100,000
Energy	100,000	100,000	100,000	100,000
Power	100,000	100,000	100,000	100,000
Work	100,000	100,000	100,000	100,000
Heat	100,000	100,000	100,000	100,000
Mass	100,000	100,000	100,000	100,000
Time	100,000	100,000	100,000	100,000
Distance	100,000	100,000	100,000	100,000
Area	100,000	100,000	100,000	100,000
Volume	100,000	100,000	100,000	100,000
Weight	100,000	100,000	100,000	100,000
Length	100,000	100,000	100,000	100,000
Width	100,000	100,000	100,000	100,000
Height	100,000	100,000	100,000	100,000
Depth	100,000	100,000	100,000	100,000
Temperature	100,000	100,000	100,000	100,000
Pressure	100,000	100,000	100,000	100,000
Force	100,000	100,000	100,000	100,000
Energy	100,000	100,000	100,000	100,000
Power	100,000	100,000	100,000	100,000
Work	100,000	100,000	100,000	100,000
Heat	100,000	100,000	100,000	100,000
Mass	100,000	100,000	100,000	100,000
Time	100,000	100,000	100,000	100,000
Distance	100,000	100,000	100,000	100,000

F.A.R. & PARKING SUMMARY

Item	Value	Value	Value	Value
Area	100,000	100,000	100,000	100,000
Volume	100,000	100,000	100,000	100,000
Weight	100,000	100,000	100,000	100,000
Length	100,000	100,000	100,000	100,000
Width	100,000	100,000	100,000	100,000
Height	100,000	100,000	100,000	100,000
Depth	100,000	100,000	100,000	100,000
Temperature	100,000	100,000	100,000	100,000
Pressure	100,000	100,000	100,000	100,000
Force	100,000	100,000	100,000	100,000
Energy	100,000	100,000	100,000	100,000
Power	100,000	100,000	100,000	100,000
Work	100,000	100,000	100,000	100,000
Heat	100,000	100,000	100,000	100,000
Mass	100,000	100,000	100,000	100,000
Time	100,000	100,000	100,000	100,000
Distance	100,000	100,000	100,000	100,000

1. All dimensions are given in feet and inches.
 2. All dimensions are given in feet and inches.
 3. All dimensions are given in feet and inches.
 4. All dimensions are given in feet and inches.
 5. All dimensions are given in feet and inches.
 6. All dimensions are given in feet and inches.
 7. All dimensions are given in feet and inches.
 8. All dimensions are given in feet and inches.
 9. All dimensions are given in feet and inches.
 10. All dimensions are given in feet and inches.

SHEET 3 OF 4